

Calendar No. 19-255:

**2119 Murray Hill Road
Building 'A'**

**Ward 6
Blain A. Griffin
38 Notices**

Murray Hill 2119 Seller, LLC. (AKA Alpha Apartment Management LLC), owner, proposes to erect a three story, 3 dwelling unit residential building in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that the maximum gross floor area in "C" area district cannot exceed one half the lot size. A 12,196 square foot lot allows for a 6,098 maximum gross floor area and 9,750 square feet (total of all 3 buildings existing and proposed on lot) are proposed.
2. Section 357.09(b)(2) which states that the a minimum distance to the property line is 7 feet and a 5 foot side yard is provided. This section also states that a minimum aggregate width of 14 feet are required for side yards and 10 feet 8 inches are proposed.
3. Section 357.13 which states that an air conditioning condenser unit is not permitted side yard encroachment.
4. Section 357.08(b)(1) which states that the minimum rear yard of 20 feet is required, and a 7 foot rear yard is proposed (factoring in credit for one half of the alley per section 357.08(b)(4).
5. Section 341.02 which states that Approval of the City Planning Commission is required. (Filed October 3, 2019).

9:30

Calendar No: 19-256:

11915 Miles Ave

**Ward 2
Kevin Bishop
22 Notices**

Wilmer Hicks proposes to establish use as used car sales in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.03 which states that a used car lot is not permitted in a Two-Family Residential District but first permitted in General Retail District Per Section 343.11 (b)(1)(4)
2. Section 352.10 which states that a 4 foot wide frontage landscape strip is required along Miles Ave. between lot and street (Miles Ave.); none is proposed.
3. Section 352.08 which states that a 10 foot wide transition strip is required at the rear where the lot abuts a Two-Family District; none proposed
4. Section 358.04 which states that a fence in the front yard shall be ornamental, no more than 4 feet tall and shall be no less than 50% open.
5. Section 350.04 which states that a separate permit is required for sign; sign detail is not shown. (Filed October 4, 2019)

9:30

Calendar No: 19-258

2001 Carter Road

Ward 3

Kerry McCormick

Lake Link Inc, LLC., owner, proposes to construct a new 3 story single family house with attached garage on a 3,000 square foot lot in a K3 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states the minimum lot area for a single family dwelling in a "K" area district is 4,800 square feet and the proposed lot area is 3,000 square feet.
2. Section 341.02(b) which states that the Approval of the City Planning Commission is required (Filed October 7, 2019)

9:30

Calendar No: 19-259

1340 W 65th Street

Ward 15

Matt Zone

20 Notices

Lashburn LLC., owner, proposes to change the use of front portion of the structure to a personal training fitness studio. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.03 which states that a fitness studio is not permitted in a Two-Family Residential District.
2. Section 359.01(a) which states that Substitution of non-conforming use requires approval of the Board of Zoning Appeals (Filed October 7, 2019)

9:30

Calendar No.19-260:

**Appeal of Ace Taxi from
Hack License Denial**

Ace Taxi, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances to dispute the decision of the Commissioner of Assessments and Licenses to deny their request to renew the Public Hack licenses for Ace Taxi's 2013 model year vehicles pursuant to Section 443.05(a) of the Cleveland Codified Ordinances which reads that no license shall be granted for a vehicle over 2 years old, except that an existing license for a vehicle not more than 5 years old may be renewed. (Filed October 8, 2019).

9:30

Calendar No: 19-261

4133 E. 169th Street

Ward 1

Joseph Jones

10 Notices

Portia Bradley proposes to erect 24'x20' 1 story frame gable garage & demolish existing garage in an A1 One-Family Residential District. The owner appeals for relief from the strict application of Section 353.05 of the Cleveland Codified Ordinances which states that the distance between an accessory building and a main building on adjacent lot shall not be less than 10 feet and the appellant is proposing 3 feet. (Filed October 8, 2019)

9:30

Calendar No: 19-263

5610 Tillman Ave

Ward 15

Matt Zone

8 Notices

Enrique Torres proposes to install an air conditioning unit in the side yard in a B1 Two Family Residential District. The owner appeals for relief from the strict application of Section 357.09(b)(2)(B) of the Codified Ordinances which states that an air conditioning unit is not a permitted Interior Side Yard encroachment. (Filed October 10, 2019)

9:30

Calendar No: 19-264

5309 Tillman Ave

Ward 15

Matt Zone

18 Notices

Scott Francis, owner, proposes to construct a one story wood frame addition per plans in a B1Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09 which states that no interior side yard shall be less than three feet in width for an interior lot (proposed addition (garage) is approximately 12" to the lot line).
2. Section 357.08(b)(1) which states that the depth of required rear yard shall be not less than the height of the main building or in this case 27'-0" and approximately 10 inches are proposed. (Filed October 10, 2019)

9:30

Calendar No: 19-266

2226 West 20th Street

Ward 3

Kerry McCormack

14 Notices

Ashley Major, owner, proposes to erect a 2 story frame garage with second floor personal storage attached to existing single family residence in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(B)(2) which states that an attached garage shall be located on the rear half of the lot and the appellant is proposing to erect the addition 6 feet from front property line.
2. Section 357.05(a) which states that the minimum side street setback is 5 feet and the appellant is proposing 3 feet.
3. Section 357.06(a) which states that the required front yard setback is 10.6 feet and the appellant is proposing 6 feet.
4. Section 341.02 which states that front loaded garages requires approval by City Planning.
5. Section 357.09(b)(2) which states that the Required Interior side yard is 3 feet and the appellant is proposing 0. This section also states that the total aggregate width of both side yards shall not be less than 6 feet and the appellant is proposing 3 feet (Filed October 10, 2019)

9:30

Calendar No: 19-268

16107 West Park Road

Ward 17

Martin J. Keane

9 Notices

John Kastelic, owner, proposes to install 2 air conditioning units in a side yard in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2) which states that a 10 foot interior side yard is required in a One Family residential zoning district.
2. Section 357.13(c) which states that an air conditioning unit is not a permitted interior side yard encroachment. 2 air conditioning units are proposed in required interior side yard, 20" from property line. (Filed October 10, 2019).

THE FOLLOWING CASE IS POSTPONED TO DECEMBER 9, 2019 DUE TO CLERICAL ERROR:

9:30

Calendar No. 19-203:

2443 Thurman Ave.

Ward 3

Kerry McCormack

11 Notices

Elvis Sugar, owner, and Oliver Flesher, prospective purchaser, propose to erect a 3 story single family residence with an attached front loaded garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(A)(2) which states that attached garages are required to be placed on the rear half of the lot.
2. Section 355.04(a) which states that the Maximum Gross Floor Area shall not exceed 50 percent of lot size or in this case 907 square feet and the appellant is proposing 2,694 square feet
3. Section 357.08(b)(2) which states that the Required Rear Yard is 40 feet and the appellant is proposing 4 feet.
4. Section 357.09(b)(2)(C) which states that the Minimum distance between main buildings on an adjoining lot shall not be less than 6 feet and the appellant is proposing 3 feet/
5. 341.02 (b) City Planning approval is required prior to the issuance of a building permit.
(Filed August 13, 2019-No Testimony) *APPELLANT MISSED THE HEARING ON OCTOBER 14, 2019 AS HE STATED THAT HE DID NOT RECEIVE NOTICE - BOARD REINSTATED ON 10/21/19. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME FOR BLOCK CLUB REVIEW.*